

COA # 2014-COA-304 (FP)	INDIANAPOLIS HISTORIC PRESERVATION COMMISSION STAFF REPORT	Hearing Date SEPT. 3, 2014
		<i>Continued Case</i> August 6, 2014 Center Township Council District: 19 Jeff Miller
325 S. COLLEGE FLETCHER PLACE		
Applicant DEYLEN REALTY mailing address: 1043 Virginia Ave Indianapolis, IN 46203 <hr/> Linton Calvert Owner: 1105 Prospect Street, Ste. 200 Indianapolis, IN 46203		
CASE		
IHPC COA: 2014-COA-304 (FP) • Remodel and alter the exterior of south portion of building.		
STAFF RECOMMENDATION: Approval		

STAFF COMMENTS

Update Since August 6, 2014 IHPC Hearing

This case was continued from August 6, 2014 to allow time for the applicant to adjust the proposed plans as per the Commission's comments. The applicant addressed the comments by the Commission as follows:

Parking Lot

- An accurate site survey with the proposed striping layout for the parking area to the north of the building is included. This is to scale and shows the parking spaces as requested by the Commission and addresses one of the remonstrators concerns about not knowing how much parking can fit on the subject site.

Elevation Drawings

- The use of the unglazed structural tile
- Retention of the glass block at the radius walls as requested by the Commission
- Revision of the treatment of the enlarged openings including the introduction of a horizontal band that references the original sill location (band is made of glass)
- Re-use of the existing stone sills as requested by the Commission
- Revised canopy over front entry and the use of metal sunshades (new as proposed by the applicant)
- The main building material will no longer be the same as the original.
- Removal of original reeded glass block
- Alteration to openings/ design symmetry
- The north and south halves of the building will appear different
- Metal coping vs. stone coping

Background of the Property

The plan defines the building as having minor alterations with a historic significance rating of "Secondary Historic" which is defined as a "plentitude of similar architectural examples; lack of significant historical associations." The building condition at the time (1979) was defined as "Good".

This Art Deco/Moderne building (formerly a bowling alley) has a façade clad in buff-colored structural unglazed facing tile, rounded corners, and glass block typical of the style. The building was built about 70 years ago, c 1945-50, and consists of two sections with a demising wall between them. The major part of the

building is the subject of this application. A smaller section on the north side of the building is separately owned by Iaria's Restaurant and is not a part of this application. The applicant has the contract to purchase the southern portion of the building. The applicant is planning to convert the space into office space.

Fletcher Place Historic Area Plan

Deteriorated architectural features shall be repaired rather than be replaced, wherever possible. In the event that replacement is necessary, new material should match the material being replaced in composition, design, color, texture and overall visual qualities. Repair or replacement of missing architectural features shall be based as much as possible on accurate duplication of original features or on other building of the same style and period.

Recommendation for Approval

Staff believes the applicant has addressed the concerns raised last month as well as the concerns outlined in the FPNA letter shown below.

STAFF RECOMMENDED MOTION

2014-COA-304 (FP):

To approve a Certificate of Appropriateness to remodel the south half of the exterior of the building including:

- **Replacement of structural tile with new masonry units to match**
- **Remove glass block from openings as indicated on the plans and install new glass storefront windows and doors**
- **Install metal canopies at door openings**
- **Replace/repair stone coping by removing stone coping, installing metal coping over parapet and reinstalling stone over the top of the metal**

All per the submitted documentation and subject to the following stipulations:

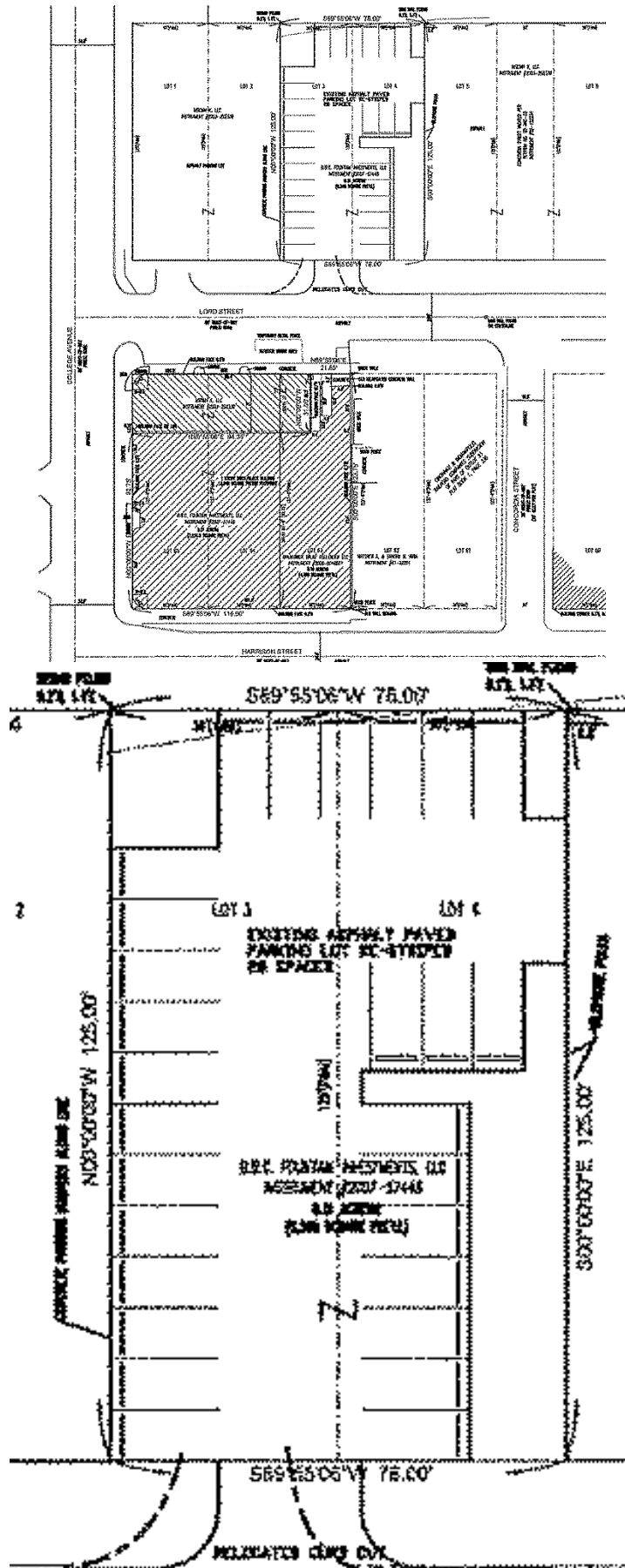
NOTE TO DCE: Stipulation #1 must be fulfilled prior to the issuance of Permits.

1. **Applicant shall submit final construction drawings to IHPC staff prior to issuance of permits.**
Approved _____ Date _____

2. **Applicant shall use the matching unglazed architectural tile (buff colored) as presented at the August 6, 2014 IHPC hearing as the replacement tile for the exterior of the building.**
3. **Replacement windows/storefront shall be approved by IHPC staff prior to purchase and installation.**
Approved: _____ Date: _____
4. **Fabricators drawing of the awnings shall be submitted to IHPC staff prior to fabrication and installation.**
Approved: _____ Date: _____

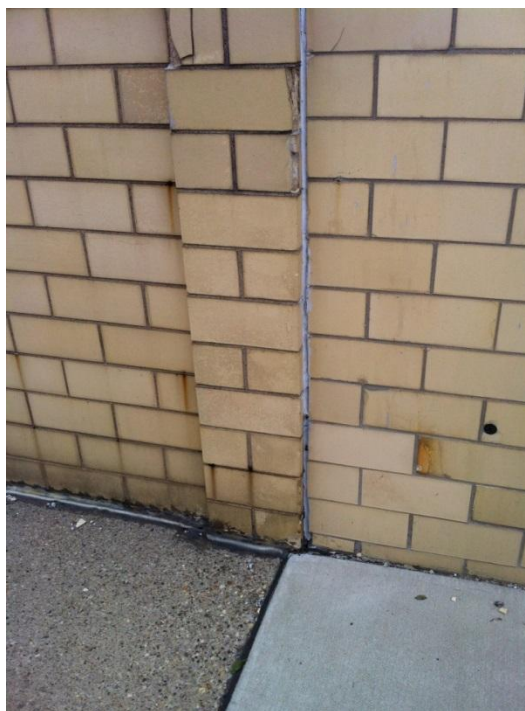
Staff Reviewer: Meg Purnsley

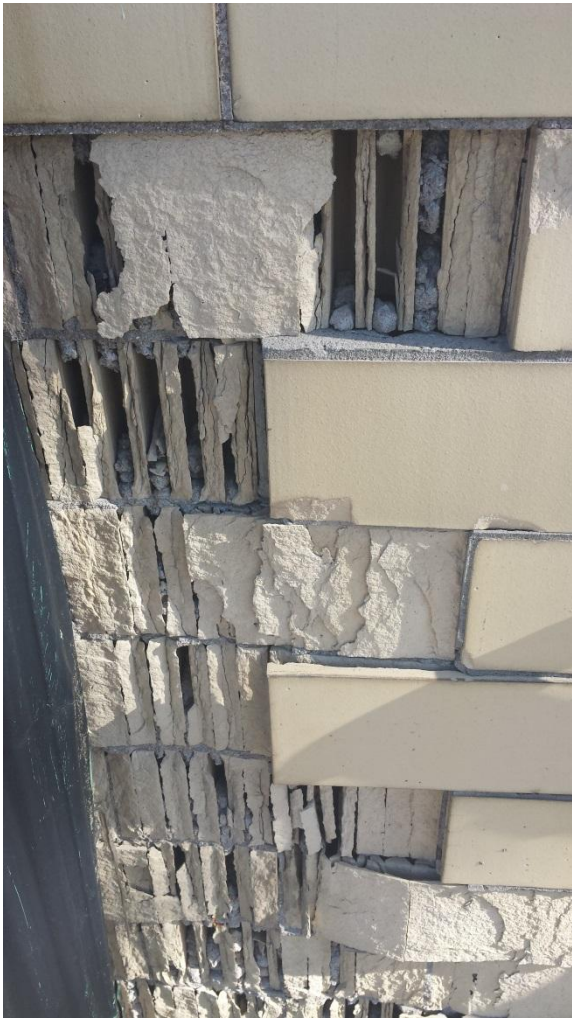






Above and below: Pilaster separating the North and South buildings (Iaria's at left, former bowling alley at right).





Areas of deterioration in the existing structural tile





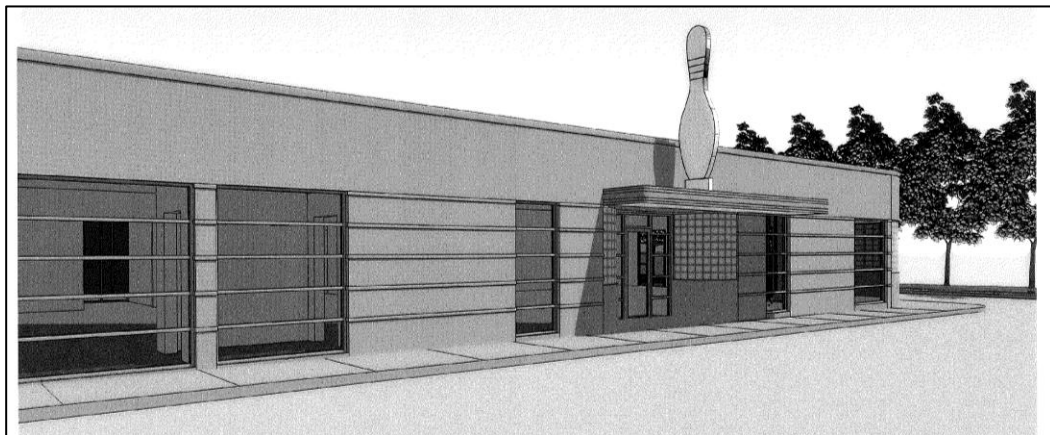
REVISED DESIGN



PREVIOUS DESIGN



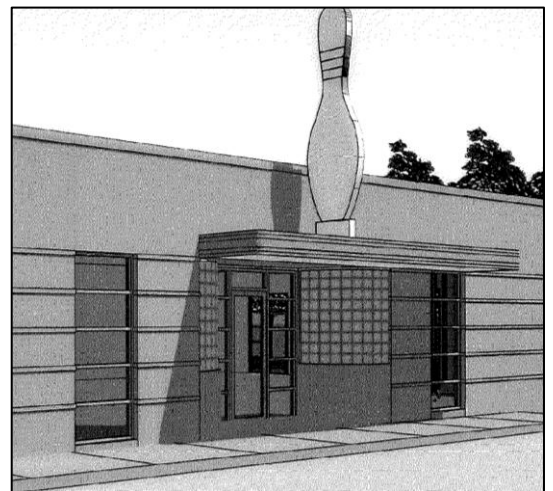
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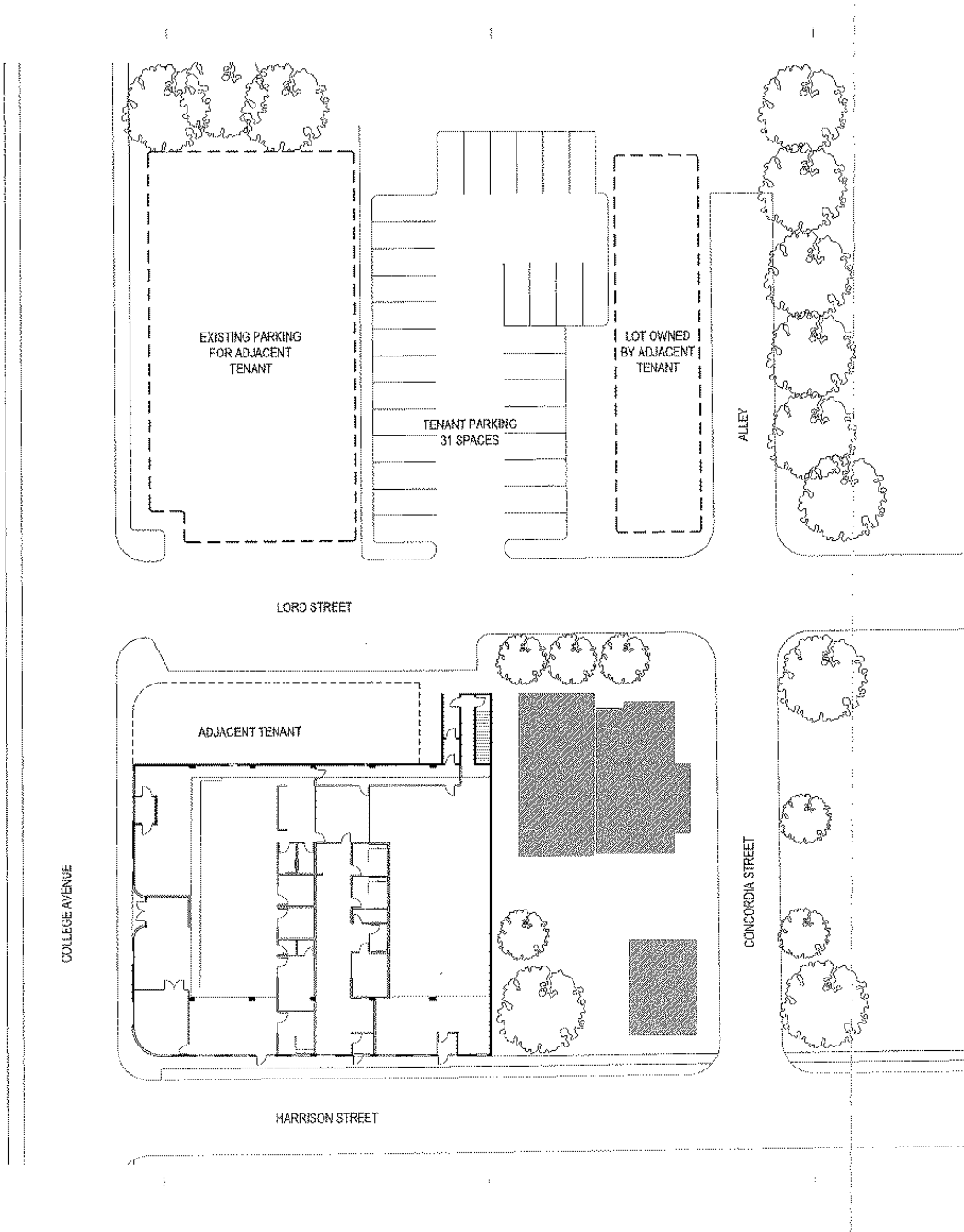
PREVIOUS DESIGN



REVISED DESIGN

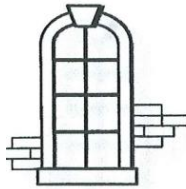


PREVIOUS DESIGN



Site Plan

blackline <small>1875 Highland Avenue, Suite 101, Indianapolis, Indiana 46203 (317) 444-1111 www.blacklineinc.com</small>	
325 S. COLLEGE 325 S. COLLEGE AVENUE INDIANAPOLIS, INDIANA	
VERIFICATION PRELIMINARY NOT FOR CONSTRUCTION	
DRAWN BY PM	CHECKED BY PM
REVISIONS 1 2 3	4 5 6
SITE PLAN 07.03.2014 SCHEMATIC DESIGN	
SHEET NUMBER C100	



Fletcher Place
Neighborhood
Association, Inc.

July 22, 2014

Ms. Meg Purnsley
Indianapolis Historic Preservation Commission
200 E. Washington St., Suite 1801
Indianapolis, IN 46204

Dear Meg,

I'm writing in regard to a request for a Certificate of Authorization for the property at 325 South College Avenue, the former Little Indy Bowl (aka Action Bowl). Thank you for the opportunity to comment on this request.

The new owner of the property appeared before the Fletcher Place Neighborhood Association at its July meeting and presented plans for the building. These plans include removal of the historic, but deteriorated, glazed masonry block that covers the building's façade and replacing it with a similarly colored brick. This substitution of materials was based on the lack of availability of block to match the original. FPNA recommends approval of this substitution if the block is indeed unavailable. The association also recommends approval of the addition of new doors, windows and Art Deco/Moderne details as presented to us and as depicted in the drawings file dated July 3, 2014.

The Fletcher Place Neighborhood Association expresses its condemnation of the neglect shown by the structure's previous owner that allowed the building's facade to come to its current state.

FPNA requests that, as a part of the Certificate of Appropriateness for this work, that the property owner landscapes his portion of the building's parking lot on Lord Street.

If you have any questions, or if new information concerning this request arises, please contact me.

RECEIVED

JUL 23 2014

INDIANAPOLIS HISTORIC
PRESERVATION COMMISSION

Respectfully,

Keith Holdsworth,
Chairperson, Fletcher Place Neighborhood Association Land Use Committee

526 S. Pine St. • Indianapolis, IN • 46203

From: Kathy McKimmie <kathy@kmckimmie.com>
Sent: Monday, July 14, 2014 10:11 PM
To: Purnsley, Meg T
Subject: 325 S. College

Dear Meg, I was delighted to receive notice (as a neighbor one block away) that Craig Von Deylen is proposing to renovate 325 S. College. He has been involved in many quality projects in Fletcher Place, as you know, and I have every confidence he will do a repeat performance. This property has been an eyesore for many years. Please pass on this support to the appropriate people for consideration. Thank you.

Kathy McKimmie
732 Harrison St.
Indianapolis, IN 46202